

Section 1  
**Applicability**

- 1.1 These prototypes and specifications apply to units developed in fulfillment of the Affordable Dwelling Unit Program, Part 8 of Article 2 of the Zoning Ordinance (the ADU ordinance). They have been developed by the Fairfax County Redevelopment and Housing Authority pursuant to Section 2-809 of the ADU ordinance and have been approved by the Affordable Dwelling Unit Advisory Board.

Section 2  
**Unit Types and Square Footage**

- 2.1 The definitions of detached, attached and multifamily units shall be those in the Zoning Ordinance (Chapter 112, Zoning, of the Code of the County of Fairfax).
- 2.2 For each unit type, there is established a minimum, base and maximum square footage depending on the number of bedrooms in the unit as shown on the attached schedule. Affordable Dwelling Units (ADUs) shall not be smaller than the specified minimum square foot size. The base square foot size will be used as the base for establishing allowable sales prices. There will be no compensation of costs for construction of square footage in excess of the maximum unit size specified.
- 2.3 All building plans for ADUs shall comply with these specifications including the number of baths to be provided for each unit type and size and the ADU Minimum Specifications attached.

**SCHEDULE OF  
AFFORDABLE DWELLING UNIT PROTOTYPE SIZES**  
Unit types as defined in Fairfax County Zoning Ordinance.

| <u>Unit Description</u> |                             |                     | <u>Unit Size</u> |             |            |
|-------------------------|-----------------------------|---------------------|------------------|-------------|------------|
| <u>Unit Type</u>        | <u>No. of Min. Bedrooms</u> | <u>No. of Baths</u> | <u>Min</u>       | <u>Base</u> | <u>Max</u> |
| Detached                | 0-1                         | 1                   | 480              | 600         | 1000       |
| Detached                | 2                           | 1                   | 725              | 1000        | 1150       |
| Detached                | 3                           | 1 1/2               | 925              | 1100        | 1250       |
| Detached                | 4                           | 2                   | 1200             | 1250        | 1400       |
| Detached                | 5                           | 2                   | 1300             | 1350        | 1500       |
| Attached                | 0-1                         | 1                   | 480              | 600         | 1000       |
| Attached                | 2                           | 1                   | 725              | 1000        | 1150       |
| Attached                | 3                           | 1 1/2               | 925              | 1100        | 1250       |
| Attached                | 4                           | 2                   | 1200             | 1250        | 1400       |
| Attached                | 5                           | 2                   | 1300             | 1350        | 1500       |
| M-family                | 0-1                         | 1                   | 300              | 600         | 900        |
| M-family                | 2                           | 1                   | 725              | 900         | 1000       |
| M-family                | 3                           | 1 1/2               | 925              | 1050        | 1150       |
| M-family                | 4                           | 2                   | 1200             | 1200        | 1300       |
| M-family                | 5                           | 2                   | 1300             | 1325        | 1375       |

### **ADU MINIMUM SPECIFICATIONS**

1. All ADUs must meet the requirements of the Virginia Uniform Building Code and Zoning Ordinance of Fairfax County, as amended, for the ADU program.
2. The minimum bedroom size for all ADUs is ninety (90) square feet. All single family ADUs shall have a master bedroom of at least one hundred (100) square feet. Second bedrooms in all single family ADUs, with three or more bedrooms, shall also be at least one hundred (100) square feet. All bedroom sizes are exclusive of closets, which must be provided with each bedroom.
3. All ADUs must have a minimum sized frost free refrigerator of 12 cubic feet for 0-1 bedroom units, 14 cubic feet for 2 bedroom units, 15 cubic feet for 3 bedroom units, and 18 for 4 or more bedroom units. Ranges shall be 30 inches wide, minimum, and include range hoods. Ovens in all ADUs shall be, at a minimum, continuous clean.

4. All single family ADUs must have a garbage disposal and dishwasher.
5. Plumbing, mechanical, and electrical rough-in will be required for a washer and dryer (if washers and dryers are not placed in the common area). All ADUs must be pre-wired for telephone and cable service. All systems must pass applicable testing, as per County code.

Plumbing rough-in is defined as the completion of all parts of the plumbing system which can be completed prior to installation of fixtures, appliances and equipment, including drainage, water supply, vent piping, supports and backboards. All piping is to be tied in and capped after wall or floor penetration, and all exhaust ductwork is installed. Electrical rough-in includes wiring from the service panel to the location served such as a junction box or outlet, as per County code.

6. Mechanical systems shall be sized and a duct rough-in provided to accommodate a finished basement, where applicable.
7. A Builder Landscaping Package will be required for single family lots. In addition to the Code required seeded lawn, the Builder Landscaping Package will consist of 3-4 foundation plantings, 18" to 24" in height, of azaleas, hollies, or their equal, a 36" conical evergreen, or a 6' to 8' ornamental tree, including mulched beds. A proffered lot landscaping standard will constitute the Builder Landscaping Package, if applicable.
8. Hose bibs on the front and rear of single family ADUs are required.
9. Multiple-family ADUs shall be comparable to non-ADUs in the project with the same number of bedrooms, in terms of standard features and amenities, with the exception of luxury amenities, (e.g. fireplace, jacuzzi, balcony, patio, garage, security or other monitoring systems, ceiling fans, etc.). Comparability means the same, or equal, in terms of standard finishes, floor treatments, fixtures, appliances, heating and cooling, plumbing and electrical. Floor areas and layouts for multiple family ADUs may be unique for the project, but finished floor areas and number of bathrooms must meet or exceed the standards in the above Schedule of Prototype Sizes.
10. All ADUs must include a central HVAC system. Gas as a primary heat source must be provided for single family ADUs in developments where it is the standard for all other units. Electric resistance is not allowed as a primary heat source. Minimum technical requirements are as follows:

#### All Units

| <u>Condition</u> | <u>Reference</u> | <u>Minimum Requirements*</u> |
|------------------|------------------|------------------------------|
|------------------|------------------|------------------------------|

|                         |      |                       |
|-------------------------|------|-----------------------|
| A. Heat Pump            | ARI  | SEER 8.25** HSPF 6.25 |
| B. Cooling - A/C        | ARI  | SEER 9.0 N/A          |
| C. Heating - Gas or Oil | GAMA | AFUE 72% N/A          |

D. Water Heater - If electric, wire to Virginia Power's specifications in anticipation of its water heater control program.

E. An air handling system tied to a water heater is allowed as per code approval.

F. Water Heater Capacities:

|   | <u>Unit Size (in bedrooms)</u> | <u>Minimum Capacity (in gallons)</u> |  |
|---|--------------------------------|--------------------------------------|--|
|   |                                | <u>Gas or Electric</u>               |  |
| 3 | 0-1                            | 30                                   |  |
|   | 2                              | 30                                   |  |
|   | 3                              | 40                                   |  |
|   | 4                              | 50                                   |  |
|   | 5+                             | 50+                                  |  |

\*\*Detached units - SEER 8.7

\* Abbreviations:

|        |   |
|--------|---|
| AFUE - | Annual Fuel Utilization Efficiency      |
| ARI -  | Air Refrigeration Institute             |
| EER -  | Energy Efficiency Ratio                 |
| GAMA - | Gas Appliance Manufacturers Association |
| HSPF - | Heating Seasonal Performance Factor     |
| SEER - | Seasonal Energy Efficient Ratio         |